

097.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

830,100 / 830,100

USE VALUE:

830,100 / 830,100

ASSESSED:

830,100 / 830,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		WINCHESTER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CRONIN LAWRENCE J ETAL

Owner 2: CRONIN PATRICIA A

Owner 3:

Street 1: 48 WINCHESTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 1619 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

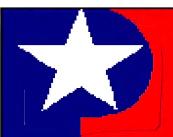
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11130		Sq. Ft.	Site		0	70.	0.68	4									527,731						527,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11130.000	302,000	400	527,700	830,100		63460
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18


**Patriot Properties Inc.**
**USER DEFINED**

Prior Id # 1:	63460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	06:25:01
LAST REV Date	Time
05/07/19	15:04:40
apro	
7922!	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	302,000	400	11,130.	527,700	830,100		Year end	12/23/2021
2021	101	FV	292,600	400	11,130.	527,700	820,700		Year End Roll	12/10/2020
2020	101	FV	292,600	400	11,130.	527,700	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	240,300	400	11,130.	527,700	768,400	768,400	Year End Roll	1/3/2019
2018	101	FV	240,300	400	11,130.	452,300	693,000	693,000	Year End Roll	12/20/2017
2017	101	FV	240,300	400	11,130.	422,200	662,900	662,900	Year End Roll	1/3/2017
2016	101	FV	240,300	400	11,130.	361,900	602,600	602,600	Year End	1/4/2016
2015	101	FV	226,800	400	11,130.	324,200	551,400	551,400	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20988-246		2/1/1991		267,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2006	666	Re-Roof	7,840					

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: 7 - Brick	5%	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:							
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Grade: C+ - Average (+)				Location:				1st Res Grid Desc: Line 1 # Units 1															
Year Blt: 1952	Eff Yr Blt:	Alt LUC:	Alt %:	Total Units:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	24	2	2	15	6	18										
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	ATC GAR (552)	Lvl 2	Lvl 1	13	EFP (221)	13	TQS FFL BMT (925)	25											
				% Own:	Totals RMS: 9	BRs: 4	Baths: 3	HB	17	17	8	10	13	11	7	9							
				Name:	<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>Exterior:</b>				No Unit	RMS	BRs	FL								
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	%	Functional:	%	1	9	4												
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	31 %	Economic:	%	Special:	%	Override:	%														
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 110.00		Additions:					<b>Totals</b>				1	9	4								
Bsmnt Gar:	Electric: 3 - Typical	Size Adj.: 1.22948623		Kitchen:																			
Insulation: 2 - Typical	Int vs Ext: S	Const Adj.: 1.00239968		Baths:																			
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	Adj \$ / SQ: 135.568		Plumbing:																			
# Heat Sys: 1	% Heated: 100	Other Features: 102500		Electric:																			
Solar HW: NO	% Com Wal	NBHD Inf: 1.00000000		Heating:																			
% AC:		NBHD Mod:		General:																			
Central Vac: NO		LUC Factor: 1.00		<b>COMPARABLE SALES</b>																			
% Sprinkled		Adj Total: 437697		Rate	Parcel ID	Typ	Date	Sale Price															
		Depreciation: 135686																					
		Depreciated Total: 302011		WtAv\$/SQ:	AvRate:	Ind.Val																	
				Juris. Factor:		Before Depr:	149.12																
				Special Features: 0		Val/Su Net:	83.36																
				Final Total: 302000		Val/Su SzAd	166.67																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 097.0-0003-0009.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
19	Patio	D	Y	1	16X8	A	AV	1970	5.18	T	39.2	101			400			400					
More: N				Total Yard Items: 400				Total Special Features:								Total: 400				<b>AssessPro Patriot Properties, Inc</b>			